



## Edmonton Alberta

\$179,900

Your new home just east of downtown sits on the edge of Edmonton's beautiful river valley, with a stunning view of the Victoria Golf Course and the North Saskatchewan River! The open plan features hardwood floors and a renovated kitchen creating an attractive and functional space and the 2nd bedroom has a convenient Murphy bed for guests! Amenities include an indoor saltwater pool, a newly renovated party room, a well-equipped gym, and two bike rooms. Located just a short walk to downtown, shopping, transit (Gov't LRT stop only 3 blocks away), as well as outdoor activities like river valley trails, golf, and cross-country skiing just down the stairs, this unit is perfect for active living. The titled underground parking stall #49 is conveniently located close to the elevator, making this unit well suited to someone with limited mobility. Condo fees include electricity, heat, A/C, water and free laundry! Bonus for pet-lovers, this is one of the few condo buildings that has no size restrictions for dogs! (id:6769)

Living room 6.12 m X 4.83 m

Dining room 2.79 m X 2.18 m

Kitchen 3.01 m X 2.58 m

Primary Bedroom 4.2 m X 3.29 m

Bedroom 2 4.29 m X 2.98 m

Storage 1.82 m X 0.87 m

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

<http://www.schmidtrealtygroup.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.